



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

# Amendment to the 2013 Greenbelt Master Plan

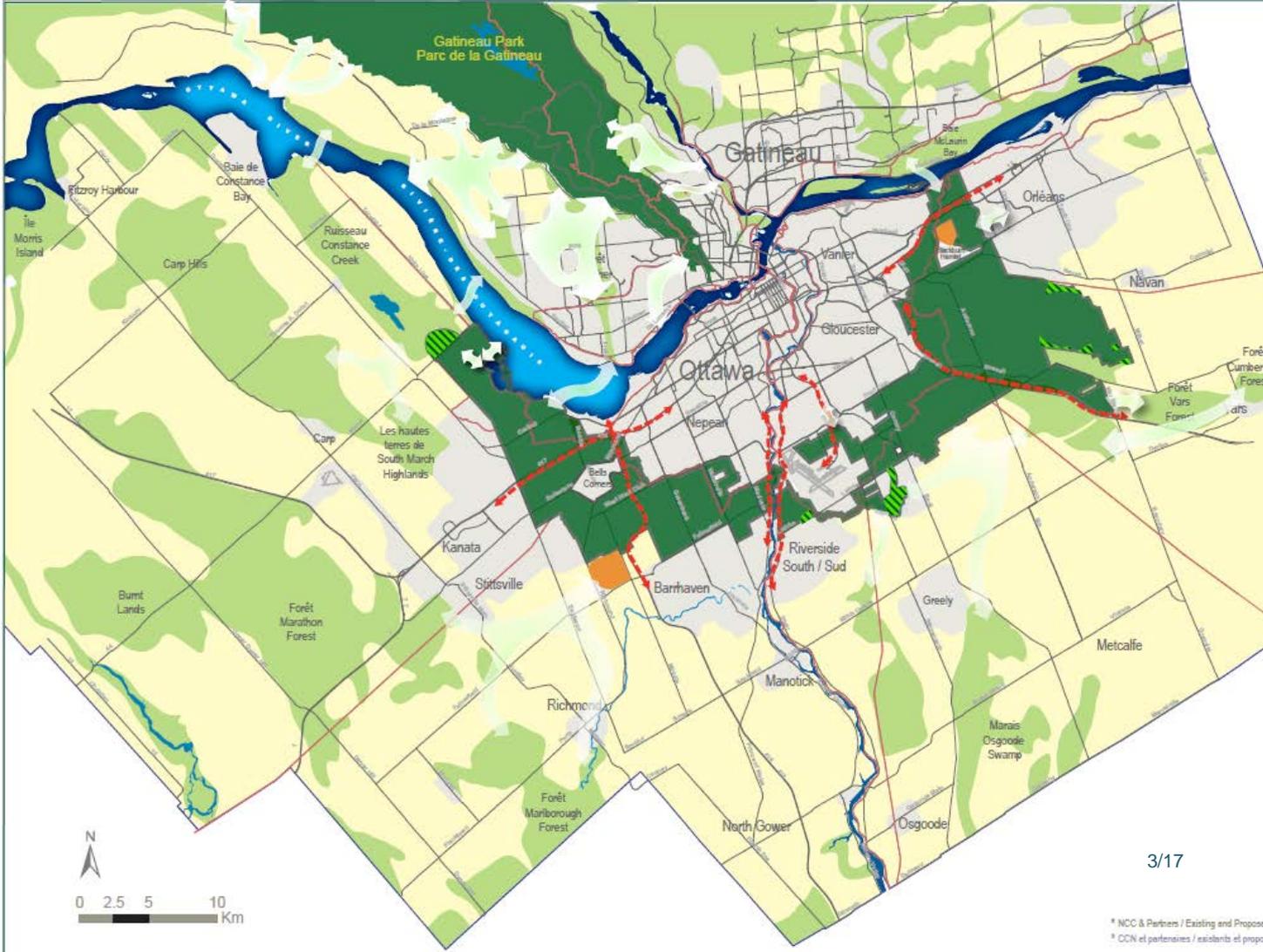
Board of Directors  
November 22-23, 2018



# Purpose

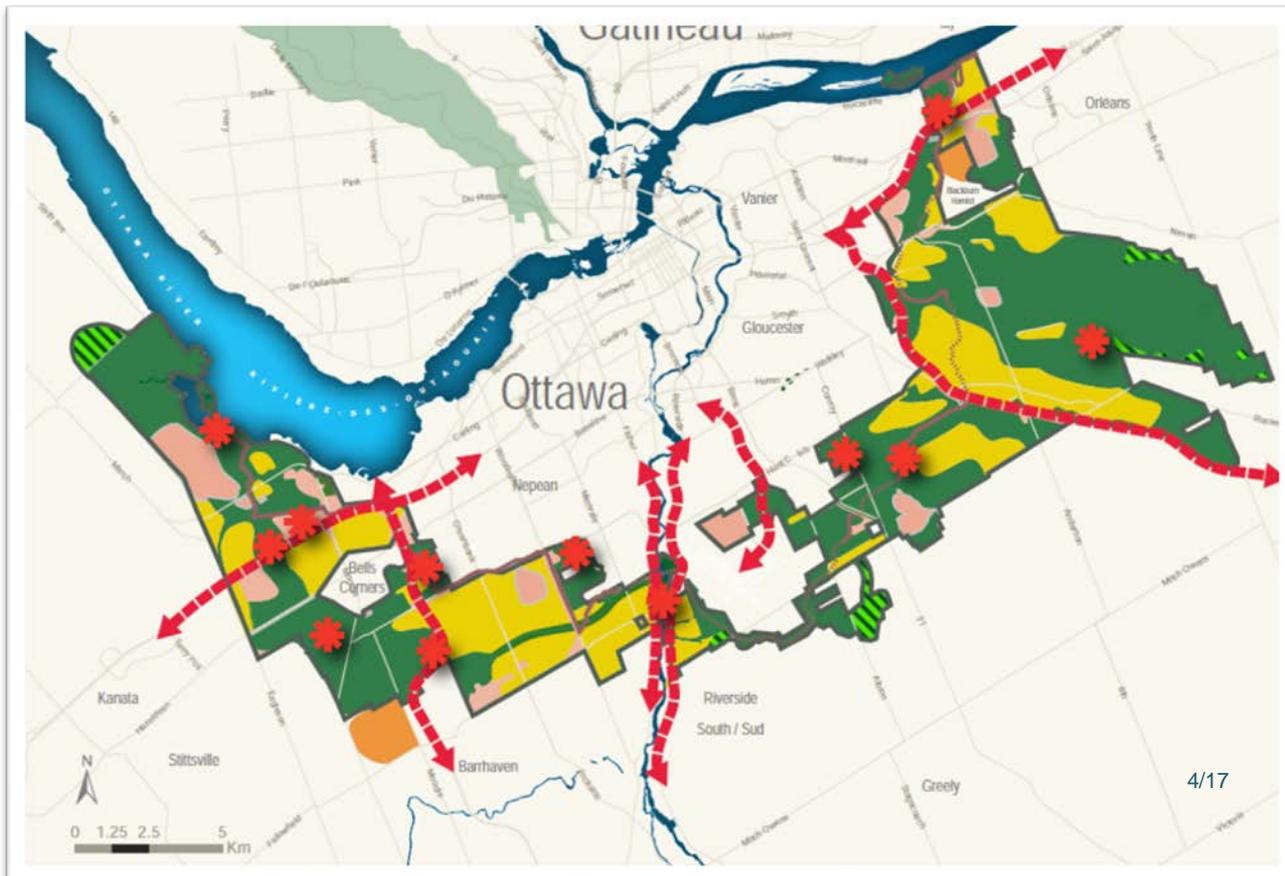
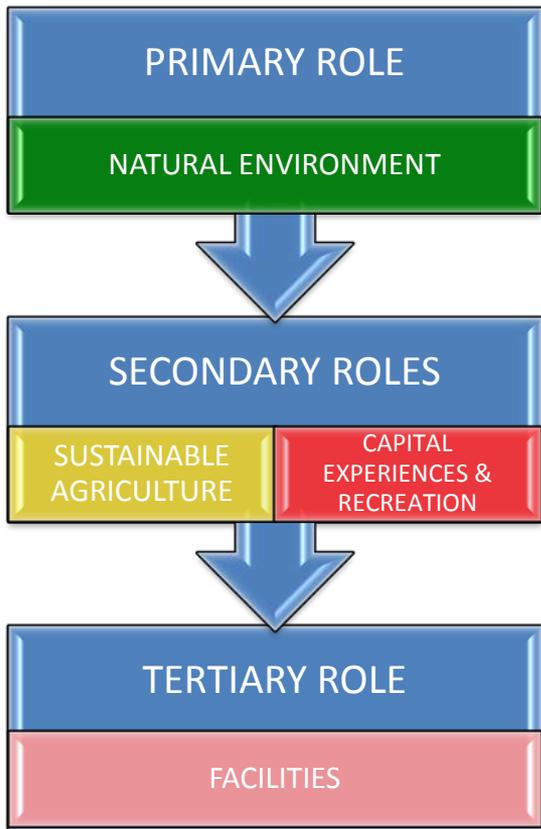
- To obtain Board's approval for an amendment to the Greenbelt Master Plan (2013) to:
  - Permit a film and television production studio with a sound stage campus in a portion of the Greenbelt Research Farm (1740 Woodroffe Avenue) and;
  - Re-designate the Capital Golf Course for natural and recreational uses (3798 Bank Street).

# Regional Context



\* NCC & Partners / Existing and Proposed  
\* CCN et partenaires / existants et proposés

*« The Greenbelt will forever protect natural systems, agriculture and opportunities for outdoor recreation and education that will inspire Canadians and contribute to the sustainable and quality of life in Canada's Capital Region. »*

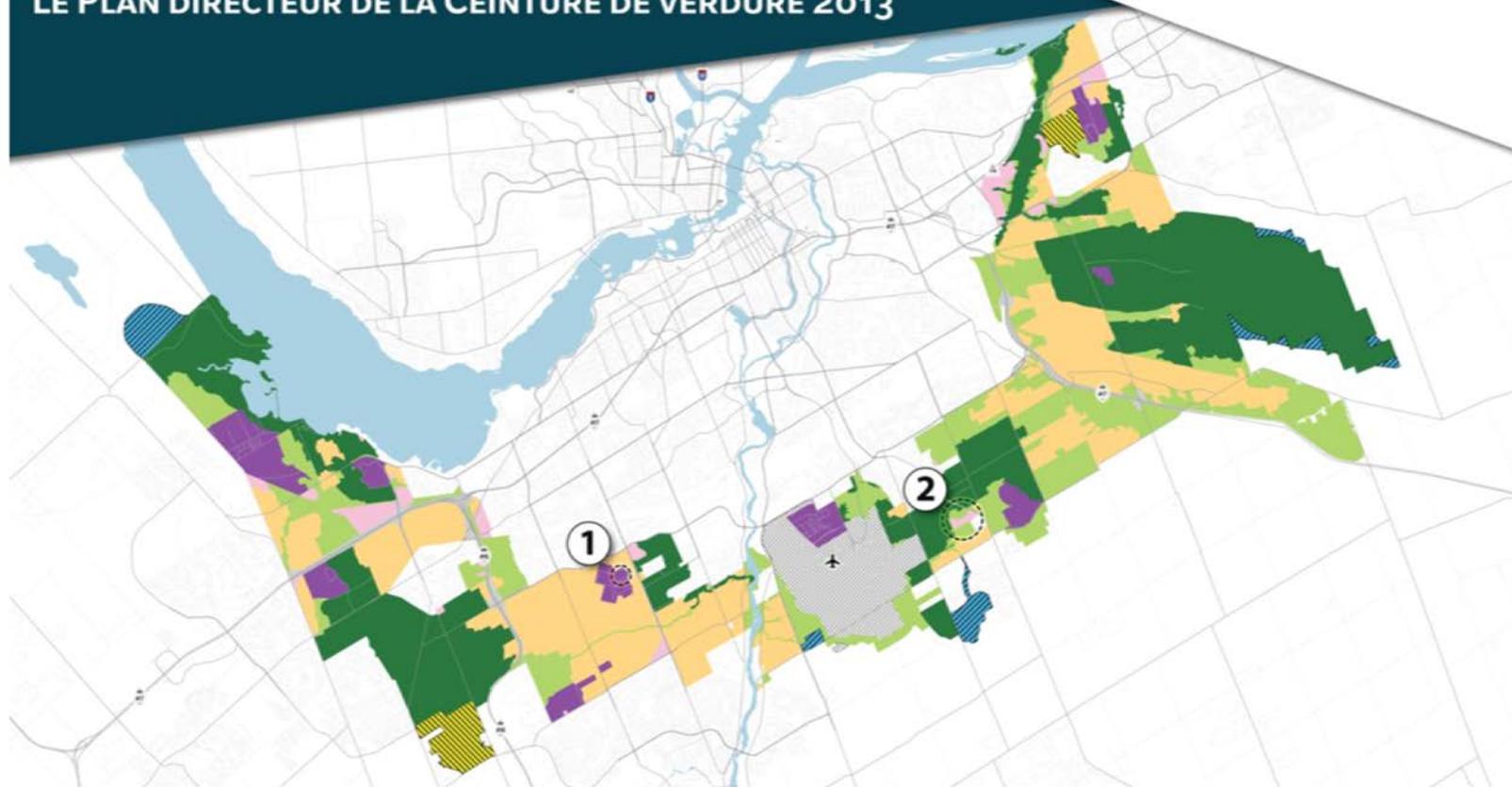


# GREENBELT MASTER PLAN 2013

## LE PLAN DIRECTEUR DE LA CEINTURE DE VERDURE 2013



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- ① Greenbelt Research Farm  
Ferme de recherche de la Ceinture de verdure
- ② Capital Golf  
Terrain de golf de la capitale

● Core Natural Area  
Aire naturelle principale

● Natural Link  
Lien naturel

● Agriculture  
Agriculture

● Federal Facility and Operations  
Installations et opérations fédérales

● Non-Federal Facility and Operations  
Installation et opérations non-fédérales

● Transportation Route  
Voie de transport

● Addition  
Ajout

● Removal  
Retrait

● Special Study Area  
Zone d'étude spéciale

# Background

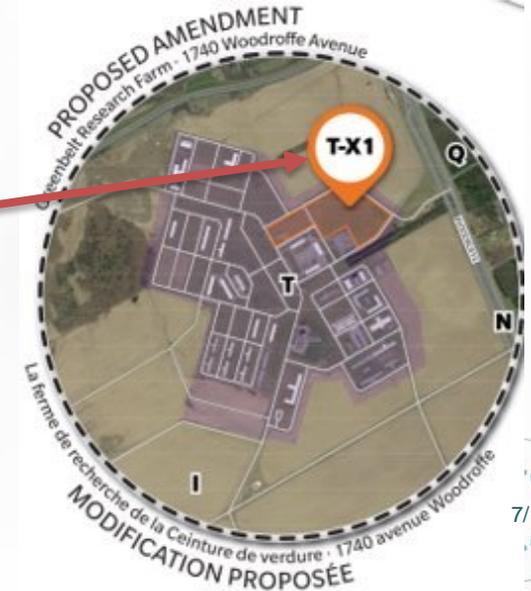
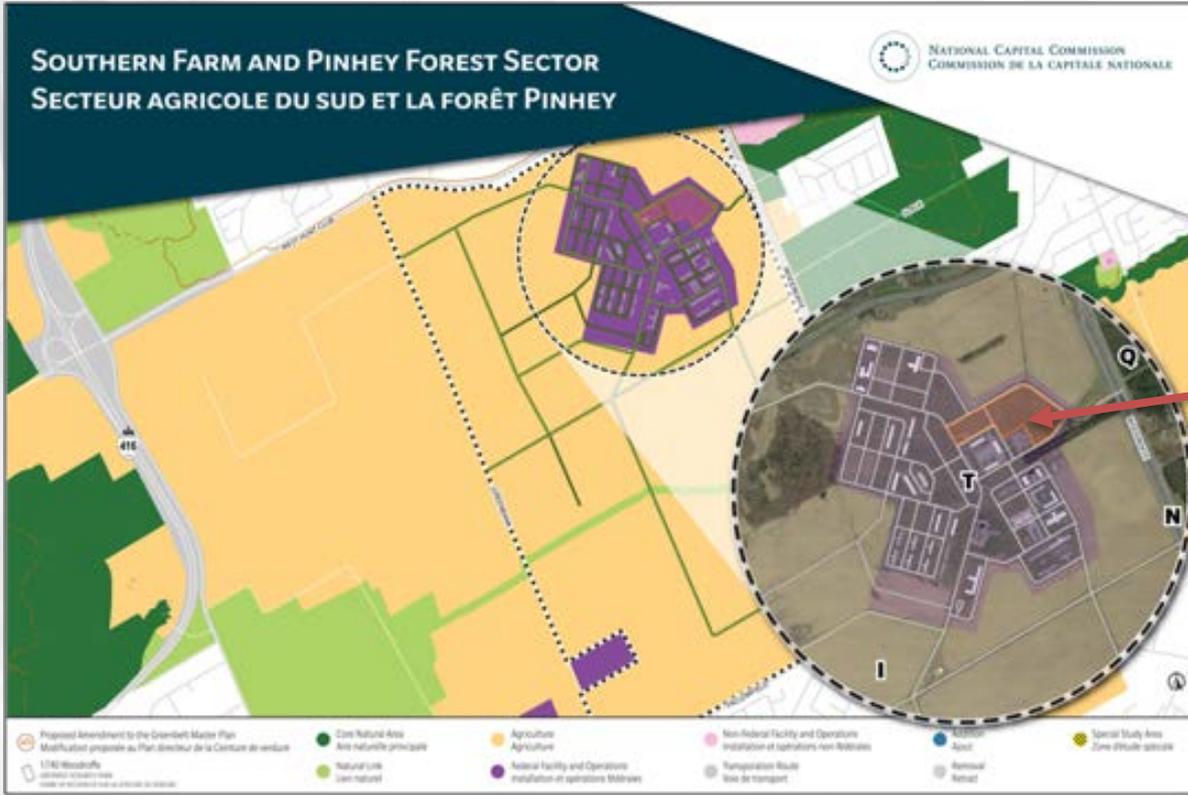
- The Greenbelt Research Farm (GRF) is a former Animal Research Centre, a 1960s-era facility.
- Being designated as National Interest Land Mass (NILM), the NCC acquired this 822 hectare property in 2000.
- The various buildings have been mostly vacant including Building 801.



# Greenbelt Research Farm – Amendment

Add an exception within the “T” area to permit the film and television studio on a 9.6 hectare parcel designated “Federal Facilities and Operations”

## SOUTHERN FARM AND PINHEY FOREST SECTOR SECTEUR AGRICOLE DU SUD ET LA FORÊT PINHEY



# Amendment T-X 1 – Greenbelt Research Farm

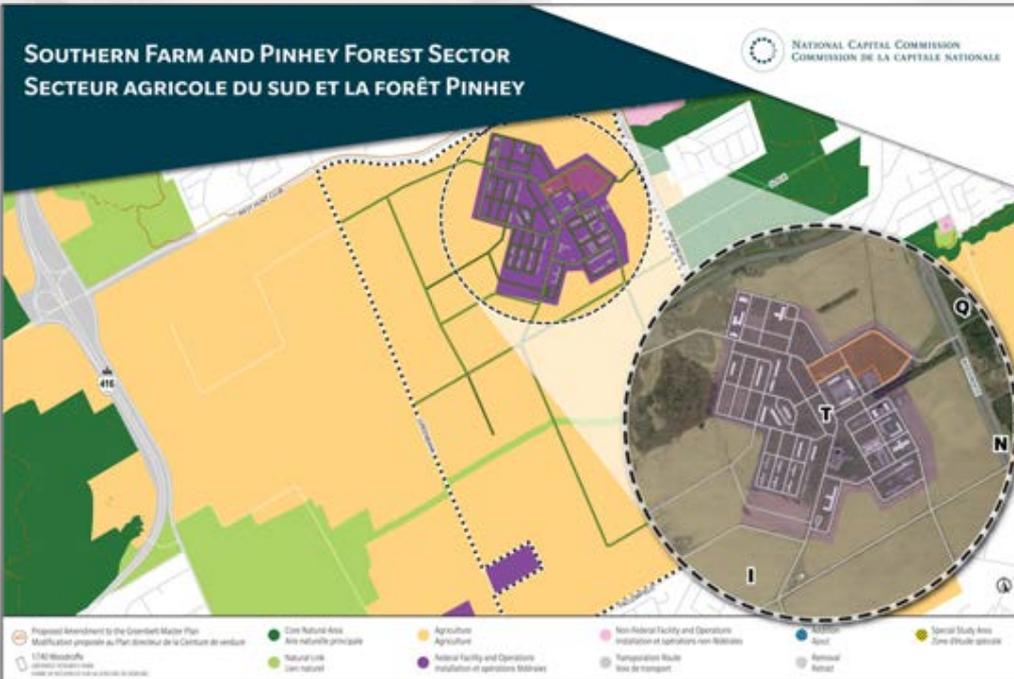
The proposal includes 4 new buildings with the following functions:

- Four sound stages;
- Workshops;
- Production office space;
- An integrated back-lot filming location;
- Long term tenant office space; and

The retrofit of the existing building 801 for creative industries co-working space.



# Compensation Measures – Greenbelt Research Farm



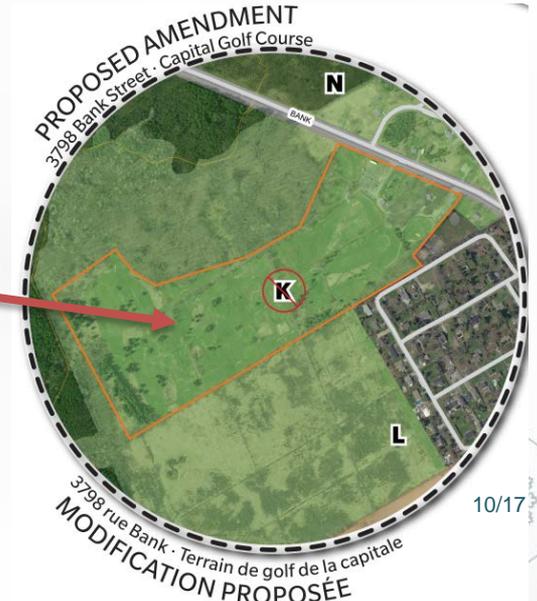
- Renaturalization along Black Rapids Creek (7 ha)
- Offering trail connectivity west of the Rideau River
- Net gain of natural capital with reduced built area footprint
- Improving the quality of the built and natural assets
- New buildings will respect the NCC Sustainable Development Strategy

# Capital Golf Course – Amendment

## PINE GROVE SECTOR SECTEUR PINE GROVE



- Remove specific guidelines identified as “K”
- Change land designation from “Non-Federal Facility and Operations” to “Natural Link”



# Compensation Measures – Capital Golf Course

- Renaturalization of the Capital Golf Course (net gain of 21.5 ha) which enhance the ecological connection
- Offering a new destination for the public with trailhead, parking and expanded trails
- Connecting to the Greenbelt Pathway Network
- Improving the Greenbelt visibility and awareness



# Greenbelt Master Plan Policies

- Does not impact the agricultural lands
- Protect and enhance the natural environment
- Strengthen ecological connections
- Support low impact outdoor recreation and nature interpretation
- Provide meaningful experience for visitors
- Re-naturalize site when non-federal facilities are no longer required



# Amendment

This amendment will come into effect only when all the following conditions are fulfilled:

- Approval of the lease;
- NCC Federal Land Use and Design approval of the Ottawa Film Office detailed proposal; and
- Approval by the City of Ottawa of Zoning and Site Plan.



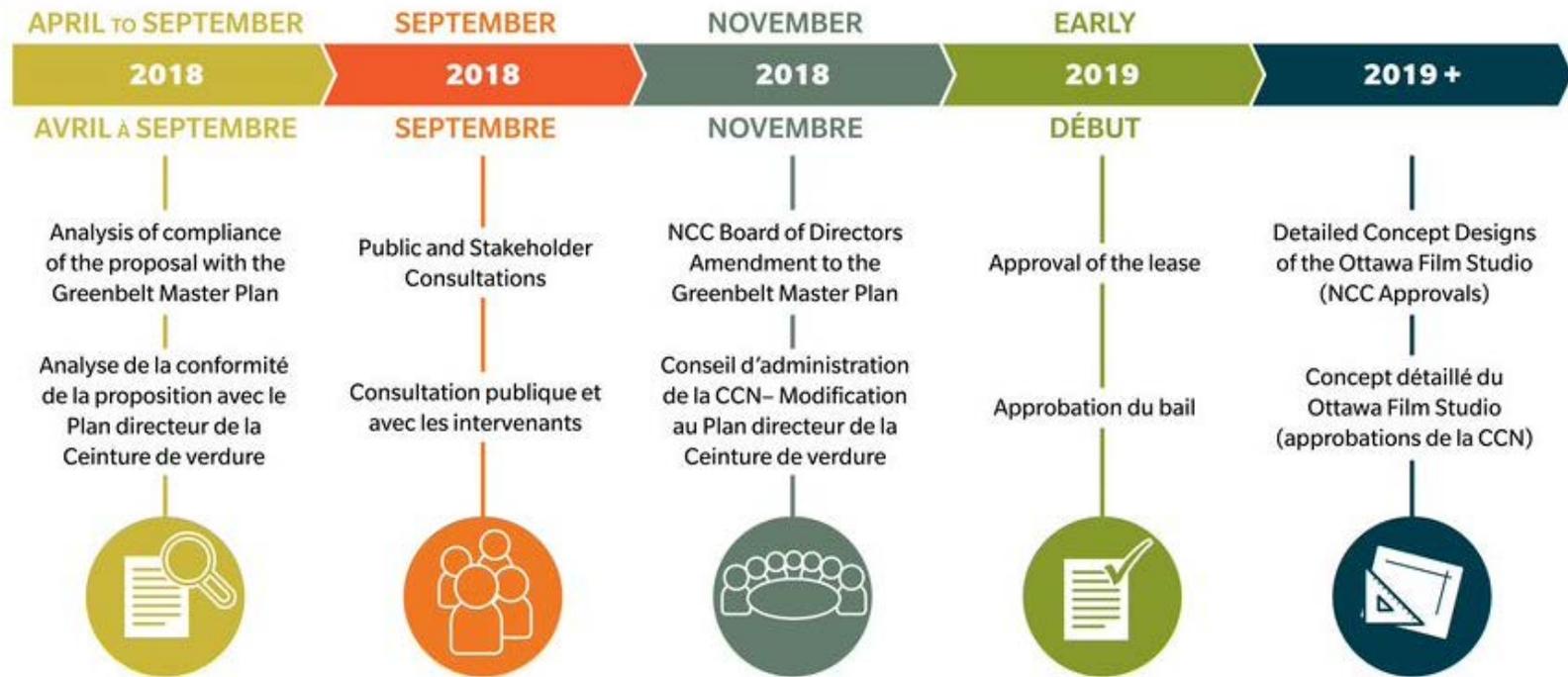
# Consultation

- More than 200 people attended
- Open House Format and Online
- Bus tour
- Positive feedback and input generally favorable
- Few concerns raised (precedent, possible future expansion, parking needs and traffic generation)



# PLANNING PROCESS AND NEXT STEPS

## PROCESSUS DE PLANIFICATION ET PROCHAINES ÉTAPES



# Recommendations

- THAT the Board of Directors grant Federal Land Use Approval for the amendment #1 to the Greenbelt Master Plan as it appears in Appendix A:
  1. To permit a film studio on a portion of the Greenbelt Research Farm (1740 Woodroffe Avenue) as an exception on a Federal Facility and Operation site;
  2. To re-designate the Capital Golf Course from Non Federal Facility and Operations to Natural Link (3798 Bank Street);

# Recommendations (cont' d)

3. This amendment will come into effect only when all the following conditions are fulfilled:
  - a. Approval of the lease;
  - b. NCC Federal Land Use and Design approval of the Ottawa Film Office detailed proposal; and
  - c. Approval by the City of Ottawa of Zoning and Site Plans for the Ottawa Film Office proposal.
- THAT the finalization and signature of the Federal Land Use Approval associated with this submission appended in draft form (Appendix A) be delegated to the Executive Director, Capital Planning Branch.

